

# EMBASSIES MAKE TENTATIVE ARRANGEMENTS FOR DELEGATIONS IN HOTELS

## FOREIGN OFFICIALS LIVING IN HOTELS RELIEVES BOARD

Accommodations for Delegates Attending Conference Inspected. ASKS PRESS CLUB AID Real Estate Board Will House Large Number of Newspaper Men Here.

In connection with the coming conference on limitation of armaments it is understood that several of the embassies have made tentative arrangements to place their delegations in hotels. This fact, according to Mr. Percy H. Russell, chairman of the special committee of the Washington Real Estate Board, will materially relieve the need of furnished quarters which the Real Estate Board has been listing for several weeks past. The Real Estate Board is still holding furnished properties, especially dwellings and apartments. These accommodations, which are now being personally inspected by the members of this committee, will be held to meet the requirements expected from other sources.

A rather large number of newspaper correspondents, both from this country and practically every foreign country is expected to Washington and it is the desire of the Real Estate Board that these newspaper men be given the same service that is being extended to the official delegations. The board has requested the assistance of the Press Club in securing information as to the possible requirements from the different press associations and individual newspapers.

While participation in the conference is limited to only a few countries, indications are that practically all of the foreign governments will have some informal representation in Washington during the conference as observers. Mr. Russell further states that, up to the present, it has been impossible to determine with any degree of accuracy the number of delegates who will be present. The board is desirous of having a sufficient number of properties registered with the board to meet any possible contingencies that may arise early in November.

There has been some misunderstanding on the part of property owners and brokers who have been listing their properties with the board as to the position of the board in this matter. Mr. Russell states emphatically that there would be absolutely no charge made by the board for the service it is rendering. The board is simply acting as a central listing bureau for the purpose of supplying information to those expected in Washington in attendance at the conference as to the location of desirable furnished properties. In each case, the properties are rented by these parties, the final negotiations and payment of rent will be handled by the parties with the property owner or their rental agent, if they have one.

The board is daily coming to the board from property owners as to the status of their property and they are being informed that definite requests for accommodations have not yet reached the board. These requests are not expected to come in definite form for several weeks. All of the work done to date by this special committee has been in the nature of preliminary character in order that the entire matter might be facilitated at the last minute when the visitors begin to arrive.

The committee of the Real Estate Board, which is working in conjunction with the Central Citizens' Committee in handling this special work is composed of Percy H. Russell, chairman; Robert C. Edwards, F. E. Middleton, Leo Kolb, Robert L. McKee, Charles B. Caywood, William K. Hill, Harry S. Welch, R. Owen Edmondson and E. G. Perry.

Mr. J. M. Latimer, chairman of the luncheon committee of the Washington Real Estate Board, announces that the next regular luncheon of the board will be held at the Hotel Lafayette, Sixteenth and I streets, Thursday, October 5. The meeting will be addressed by Charles Edward Russell, his topic being "Problems of the Pacific." Russell recently spoke before the forum of the City Club and was enthusiastically received.

The committee in charge of the arrangements for this luncheon consists of Lee J. Latimer, chairman; Percy H. Russell and Jesse H. Hodges.

## Firm Will Erect Bungalows For District Section

M. and R. B. Warren and Isadore Freund report that they have purchased approximately 150,000 square feet of ground in Woodridge, D. C., and plans are now going forward for the erection of thirty five-room bungalows. The property has a frontage of 480 feet on either side of Twenty-seventh street and a frontage of 340 feet of Franklin and Vista streets northeast.

Work on these bungalows will start within ten days, and it is expected that a large number will be completed and ready for occupancy by December 10.

## REVIEW OF SOCIAL NEWS OF MT. RAINIER

MOUNT RAINIER, Md., Oct. 1.—Mrs. Enid Shinn has as a guest her sister, Mrs. Oscar Nelson, of Charleston, W. Va.

Mrs. Perry Heller returned from Walter Reed Hospital where she has been a patient for several weeks.

Mr. and Mrs. J. M. Earnest returned from a visit with relatives in North Carolina.

Mrs. Ernest Shinn has been visiting relatives at Weston, W. Va.

A. G. Plumer returned from Providence Hospital, Washington, where he was a patient for three weeks.

Mr. and Mrs. W. L. Hutchinson moved to Mount Rainier from Petworth, D. C., and are occupying their new bungalow.

Mrs. W. Brown has been visiting in Atlantic City.

## HOMES ERECTED BY BREUNINGER



Showing the novel row of houses, detached, semi-detached and attached, which have recently been completed by L. F. Breuninger, on Varnum street, between Sixteenth and Seventeenth streets north-west. The row is attracting many prospective buyers.

## MYSTERIOUS TALE OF CONCRETE TOLD

Explanation Given on Problem of Designing Concrete Mixtures.

To the average man cement may appear ambiguous. It is probably for this reason that concrete has not assumed its standing with the everyday builder, as it did long ago with engineers where the materials entering into its formation have been intelligently handled in a scientific manner.

The average person knows that sand and gravel and broken stone costs money, water nothing, but he is very particular to get a good supply of good cement. It is probably useless to state that cement is the most expensive ingredient in concrete and that the strength of the resulting mixture depends upon the amount of cement per unit volume. This, however, is far from the truth, and it is based on no less authority than Prof. Duff A. Abrams, in charge of the laboratory of the Lewis Institute, Chicago.

According to this authority, other things being equal, the strength of concrete depends on what he terms the "water ratio." To quote his exact words: "The strength of the concrete responds to the changes in water, regardless of the reasons for these changes. The water ratio may be changed, due to any of the following causes:

1. Change in mix (cement content).
2. Change in size or grading of aggregate.
3. Change in relative consistency.
4. Any combination of 1 to 3.

In certain instances a 1 to 2 mixture is as strong as a 1 to 3 mixture, depending only on water content. It should not be concluded that these tests indicate that lean mixes can be substituted for richer ones without limit. We are always limited by the necessity of using sufficient water to secure a workable mix. So in the case of grading the aggregates. The workability of the mix will, in all cases, dictate the minimum quantity of water that can be used. The importance of the workability factor in concrete is, therefore, brought in its true relation.

"The problem of designing concrete mixes resolves itself into this: To produce a workable concrete with a given water ratio, using a minimum of cement, or the converse to produce a workable concrete for a given quantity of cement. The methods of securing the best grading of aggregate and the use of the most practical concrete are seen to be only devices for accomplishing the above-mentioned results."

From what was said above, it is hoped that the average concrete man, or the real estate man, building for investment, will not carelessly instruct the foreman to cut down the amount of cement, and allow the operations to slide as they have been doing for years. But if he is really interested in producing a stronger and less expensive concrete, he will investigate this subject more thoroughly, whereby he can cut down on the cement he has been accustomed to use to about one-half.

## SAYS BUILDING INACTIVITY COSTS LABOR THREE BILLION

Expert Declares Bankers Should Have Stemmed Inflation Tide.

Labor lost \$3,000,000,000 in 1921 because of inactivity in the building trades, according to Daniel Crawford, Jr., building contractor, of Philadelphia, who recently addressed the fourteenth annual convention of the National Real Estate Boards at Chicago.

Discussing some of the causes for the building inactivity he reports: "I am constrained to the belief that our friends, the bankers, made a serious error in permitting the inflation which took place between the spring of '19 and the spring of '20, for had they put on the brakes when they found the reserve diminishing, they could have stemmed the tide of inflation, and prevented much of the suffering which has been experienced during the year."

"The result of all this has been to create among the institutions that ordinarily financed building construction, and investors in general, a spirit of caution and inactivity, which if carried to extremes, will be just as hurtful as the period of over extension and inflation period could be."

He says that an investigation has shown that there is approximately six and one quarter billions of concrete being built in the United States for 1921. Not more than 25 per cent of this will be started he said. From this amount he computed the loss in wages to labor for the year of three billions.

"If all of the efforts which we have put forth during the past month we find that the greatest obstacle which we have met in the attempt to revive the industry is the refusal of labor to see the necessity for the revision of the building contract under the changed conditions," he said.

"All wage adjustments on the ascending scale are based on mounting living costs, having been established during the period of inflation—and it is only proper that the same basis be used in the period of deflation in order that construction costs may keep in balance with the general market."

"I believe it safe to assume that the increased cost of living in our larger cities stands 75 per cent higher than in 1914, and using this as a basis have placed on the chart a rate of ninety cents per hour for skilled labor, which represents an increase of 80 per cent over the rates paid in 1914."

"Unskilled labor, he claims, was underpaid in 1914; that twenty-five cents an hour would have been just wage. So, he points out that unskilled labor should receive an increase of 80 per cent over that wage."

"There is another problem that confronts us," Mr. Crawford says, "and that is the competition that the building industry must meet in its search for capital. It is difficult indeed for the construction industries under the operation of our present tax laws to meet the competition for capital. To remove all the tax exemptions, he declares, will take too long as it will require an amendment to the Constitution and we must find immediate relief."

"I believe," he reports, "our relief lies in amending the tax laws and removing entirely the income tax or at least the excess profits tax, and substituting in its place, the sales tax, for in the end, production pays the taxes just the same as it pays wages and the present laws are stifling production and defeating their own ends."

Crawford claims that in order to restore confidence in building and to regain both the confidence of the buying and lending public, capital, labor, the building material men must justly values that now enter into the industry.

"One of the great fundamentals that we must keep in mind," he says, "is that labor pays its own wages, and the building industry labor determines the cost. Wages are paid out of production."

## HISTORIC HOME TO BE TORN DOWN

Morrill Residence Will Give Way to Modern Office Building.

The historic Morrill residence, long a landmark on Thomas circle, is to be torn down. The Massachusetts avenue section first began to develop into a first-class residential neighborhood, has been bought by George W. Ray. The property has a frontage of nearly 100 feet on Vermont avenue and has forty-five feet on Thomas circle.

William F. Thyson handled the sale, which consideration amounted to \$5,000. It is planned to erect a modern office and professional building on the lot, after the razing of the brick dwelling at present located there.

## Stanfield's Are Staying At 2400 Sixteenth Street

Senator and Mrs. Robert N. Stanfield, and their daughter, Miss Barbara, have taken an apartment temporarily at 2400 Sixteenth street. Miss Barbara will be a student at Miss Madala's school.

In 1922 a vessel was wrecked in the Gulf of Guinea, its cargo consisting of barrels of palm-oil. A year later one of these barrels was washed up at Hammerfest, Norway, having drifted more than 11,000 miles.

## ESTIMATING COST ON CONSTRUCTION TOLD BY EXPERT

Foster Hoggson, of N. Y., Compares Camping Trip To Estimate Problems.

Methods used by contractors in estimating the final cost of a building are explained in a statement coming to the attention of local builders and vouchsafed by by Noble Foster Hoggson, of New York, who was in Washington some time ago at the contractors' convention.

"Anyone who has tried to figure out just what he should allow for a three weeks' camping trip, and then has taken the trip in a fair position to get some conception of the problems of the estimating department of a building concern," Mr. Hoggson explained, "is not a job for anyone except the most experienced. For, remember that unlike the camper who can easily enough make up for the things omitted in his final estimate, there is no such alternative in the building concern, especially if it be one which is operating under a contract which guarantees a predetermined cost. Such an estimate made by men who know not only what things ought to cost, but what they will actually cost in the end."

Must Visualize Building.

"The men who estimate for a big building which, as yet, is in the preliminary plan stage, must be able to conceive of it as a finished structure—to give to the rough plan and its elevation the necessary third dimension—an idea of the mass of the building as standing on the plan."

There are various methods of getting the quantities for an estimate which are in common usage. But the most accurate results are obtained when the estimate is made up by itemizing all the materials entering the construction. This is called taking off the quantities. For example, to determine the cost of the construction of 100 square feet of floor, it is possible to arrive at an approximation by using a figure representing the cost of a unit of that type of construction.

"But a more reliable estimate is made by determining the quantities of material which go into the component parts of the floor—forms for concrete, cement finish, the troweling, the plaster and the linoleum or other covering surface. These quantities multiplied by the prevailing unit cost of the material and added together, give the cost of a unit of this method is typical of all estimators' work."

All Factors Important.

It would be difficult to single out any one factor in a building operation of more importance and greater responsibility than that of personal supervision during actual construction, according to Hoggson. With the constant and careful watchfulness of a trained and experienced superintendent, the ideas of the architect and judgment of the specification writer and the close calculations of the purchasing agent—all may go for naught, he claims.

A building that is not erected by a skilled superintendent—despite all the patient preliminary work—can be and often is an architectural disappointment, for the deficiencies of inferior craftsmanship and a poor return for the value expended," he goes on.

"The men chosen to superintend construction should be selected with care. They should be practical men and should then be given a special training in the particular work which the building concern is engaged in. For the superintendent must be a man of parts who will be equally at home in directing a force of laborers, in handling the unexpected problems of engineering and construction which arise in the day's work, and in relieving the building owner of the thousand and one details connected with a building operation."

"When the superintendent starts for the field he is supplied with copies of all the correspondence which has passed between the owner and the building operation."

## Penn Oil Gasoline Company Erected By Tepper People

Announcement has been made that the Penn Oil Gasoline Company, Fourth and Rhode Island avenue northeast, has been erected by the Tepper Construction Company and is built of granite-faced and marble-faced blocks.

The gasoline is automatically measured and pumped from the building into glass containers. The cost of the building is estimated at \$5,000.

## ASKS REALTY MEN TO HELP HOUSING

Secretary Hoover Urges National Association to Aid in Formulating Program.

Secretary of Commerce Hoover has called on the National Association of Real Estate Boards, of which the Washington board is a member, to assist the department of Commerce in formulating a housing program. It was learned yesterday.

Irving B. Hiett, president of the national association, in a letter directed to the local real estate board points to this as the first request for definite service from the national association made by the department following establishment of the federal division of building and housing under Secretary Hoover.

Copies of a questionnaire prepared by the Department of Commerce, covering housing information desired in connection with the program outlined by the federal officials, have been distributed by President Hiett among the various real estate organizations comprising membership of the National Association of Real Estate Boards. One of these questionnaires has been received by the local realtors' body, with the request that a special committee of three members be immediately appointed to collect the data necessary to answer the queries presented by Secretary Hoover.

Among questions which the local board will endeavor to answer for the government are:

Is there a shortage of second trust money, and at what rate of discount?

What relation does the value of a lot bear to the value of a house and lot?

What percentage of houses in your city are brick, frame, stucco and tile?

Has your city a zoning ordinance? A building ordinance?

ers and the building organization, as well as a complete copy of the specifications covering the job.

"Once active work has commenced—in fact, from the day of the superintendent's arrival at the site of the building—a report system goes into effect. From that day on a daily report is sent in to the home office, carrying the number of men on the payroll and a statement of the material received at the site to the date of drilling."

"In addition to this daily statement, a weekly and monthly progress report is made by each superintendent. The weekly statement lists the important steps in the entire operation and remarks at length upon the progress made under each heading, while the monthly report gives a more comprehensive review of the operations since the previous month's account."

## WILL SEEK PLANS FOR TRADE REVIVAL

(Chicago Tribune Foreign News Service.)

LONDON, Oct. 1.—A party of six trade and finance experts, headed by Milton Young, the treasurer of the treasury, left last evening for Gairloch, where they will be the guests of Prime Minister Lloyd George over the week-end. They will discuss plans for reviving trade and relieving unemployment.

The party consists of Sir James Hope, a banker; Sir Alan Smith, M. P., an engineer; W. L. Hutchins, an engineer; Walter Layton, in the iron and steel industry; Dudley Ward, an economist; and Pembroke Wickes, the secretary of the cabinet committee on unemployment. (Copyright, 1921.)

The odors of tropical vegetation growing on islands in the West Indies can at times be detected on board vessels twenty-five or thirty miles from shore.

## HOWENSTEIN HOMES

1314 F ST NW

1215 to 1223 KENYON ST.

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Large Lots, 20 by 150, to 15-Foot Alley

8 ROOMS—ATTIC

Take 14th Street Cars to Kenyon Street and Walk East 1 1/2 Squares

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Take 9th Street Cars to Quincy Street and Walk East One Square

## INSPECT TODAY

## Residential offerings in almost every section of The National Capital—Priced at figures that will Excite the Attention of Thrifty Homeseekers

Read These Carefully

- Chevy Chase, D. C.—\$16,500**  
Eight rooms and bath, with hot-water heat, electric light, hardwood floors, screened porch. Large lot.
- West Chevy Chase—\$9,950**  
7-room and bath semi-bungalow, with hot-water heat, electric light, hardwood floors, screened porch. Large lot.
- Chevy Chase, D. C.—\$14,000**  
Semi-detached residence of 9 rooms and 3 baths, with hot-water heat, electric light, garage and many other desired features.
- Chevy Chase, Md.—\$9,650**  
8 rooms, bath and attic; electric light, hot-water heat, gas; large lot with shade and fruit; double garage. Probably the best value in that entire section.
- Gallatin St.—\$11,000**  
Six rooms and bath; hot-water heat, electric light; splendidly finished and complete in all appointments. Large lot, with room for garage, beautified by hedge and shrubbery.
- 600 Block S. C. Ave. S.E.—\$9,500**  
Eleven-room house with two baths; extra toilet, hot-water heat, electric light, gas. This is a beautiful brick house on a corner, with large parking lot in front and side. \$1,000 will handle it.
- 300 Block C St. S.E.—\$7,000**  
Twelve-room house with two baths, extra toilet—a three-story brick residence, with two upper floors renting for \$90 per month. Good condition. \$1,000 cash.
- W. Eckington—\$10,500**  
Excellent six-room and bath house; hot-water heat, electric light, parquetry floor, stone front porch, metal garage. House in perfect condition.
- New Bungalow—\$8,000**  
Located at Michigan Ave. and Perry St. in Brookland is this attractive bungalow which is just being completed. It has five large rooms and bath on one floor, breakfast room for two large attic rooms, fireplace, other built-in features. Large lot, high elevation. Substantially built; ideal arrangement. Others sold; only one left.
- Near 10th and Otis—\$7,500**  
Six rooms and bath, hot-water heat, hardwood trim. Room on lot for garage. Terms.
- Near Conn. Ave. and S—\$15,500**  
In Army and Navy row is this desirable 10-room and 2-bath residence. Modern conveniences and in best condition.
- When you buy or when you sell—take advantage of the superior service of this greater real estate organization.**

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## COLUMBIA HEIGHTS

ON THOMAS ST.—Two-story gray brick; six rooms, bath; modern heat; large cellar; double rear porch; owner will give prompt possession. PRICE, \$6,250; \$750 CASH.

ON ADAMS ST.—Vacant; 2-story brick; 6 rooms, bath; modern heat; gas light; large cellar; new paper and paint. PRICE, \$6,500.

NEAR NORTH CAPITOL AND V STS. N.E.—CORNER—2-story brick; 6 rooms, bath; modern heat; hardwood floors and trim; 2-car garage; quick possession. PRICE, \$8,000.

## PETWORTH

SEMI-DETACHED—Near cars; 2-story brick; north western exposure; 6 rooms; reception room, tiled bath; h.w.h., electricity; named and beamed dining room; parquet floors; Pittsburgh water heater; immediate possession. PRICE, \$11,500.

VACANT—2-story brick, bay windows front and rear; six rooms; bath; modern heat; electricity; new paper and paint; possession with deposit. PRICE, \$7,500.

## WASHINGTON HEIGHTS

OVERLOOKING 200 PARK—Two-story brick, less than two years old; six rooms, tiled bath; h.w.h., electricity, sleeping porch; deep rear yard. PRICE, \$12,000.

ON PARK RD.—Two-story gray brick, colonial front; six rooms, tiled bath; h.w.h., electricity; hardwood floors; metal weather-stripped; modern cellar; deep lot with garage. PRICE, \$11,500.

REDUCED IN PRICE—SEMI-DETACHED—Three-story brick, 10 rooms, 4 tiled baths; h.w.h., electricity; parquet floors, side and rear lawn. Owner will give immediate possession.

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